



GLOUCESTER COUNTY PLANNING COMMISSION AGENDA

Thursday, July 10, 2025, 6:30 p.m.

Thomas Calhoun Walker Education Center Auditorium
6099 T. C. Walker Road
Gloucester, VA 23061

| | Pages |
|---|-------|
| 1. <u>CALL TO ORDER AND ROLL CALL</u> | |
| 2. <u>INVOCATION AND PLEDGE OF ALLEGIANCE</u> | |
| 3. <u>CONSENT AGENDA</u> | |
| a. Application(s) Before the BZA in July 2025 | |
| b. Development Plan Review - June 2025 | 2 |
| 4. <u>PUBLIC COMMENTS</u> | |
| 5. <u>OLD BUSINESS</u> | |
| a. Comprehensive Plan Review | 7 |
| a. Chapter 7 - Natural Resources | |
| b. Chapter 8 - Cultural and Historic Resources | |
| c. Appendix J - 2022 Public Service Corporations and Public Utilities Amendment | |
| 6. <u>NEW BUSINESS - None</u> | |
| 7. <u>APPLICATION(S) BEFORE THE COMMISSION IN August 2025</u> | |
| a. Z-25-03- Gloucester Point Marina | 9 |
| b. Z-25-04- Tidewater Townhomes | 10 |
| 8. <u>STAFF COMMENTS</u> | |
| 9. <u>COMMISSIONERS' COMMENTS</u> | |
| 10. <u>ADJOURNMENT</u> | |

June 2025 Development Plan Status

1

| <u>Site/Development Plan</u> | <u>General Description/Use</u> | <u>Location/Tax Map #</u> | <u>Status</u> | <u>Zoning</u> |
|---|---|--|--|--------------------|
| Camellia Solar Amendment | Amendment to 20 MW Solar Energy Facility conditional to CUP-20-05 | Along Daffodil Lane, east of the intersection with Ware Neck Road (26-70B, 70C, 70D, 70E, 70F, 70G, 82) RPC- 34587 | Approved 7-25-2024 LDP 5-3-2023 | C-2 |
| Deep Sea Ventures | Construction of a contractor's office and storage facility | Along Hayes Road, southeast of the intersection with Harbor Hills Drive (51E(3)-1) RPC- 10174 | AAR CCS 4-11-2025 | B-1 |
| Fox Mill Centre- Amended Site Plan | Shopping Center- amendment to existing approved site plan | Route 17 S., south of Wal-Mart Supercenter and Outparcels (32-17, 19, 19A, 19N) RPC- 40693 | Approved 11-15-2024 LDP 6-18-2024 | B-1, conditional |
| Gateway Private School | Conversion of a building into a private school | Along Hickory Fork Road, north of the intersection with Ark Road (30-33) RPC- 23628 | Approved 9-16-2024 LDP 10-28-2024 | SC-1 |
| Gloucester Fire & Rescue (Ark Station) | Construction of a storage building | Along Ark Road, east of the intersection with Hickory Fork Road (30-48B, 48C) RPC- 11550 | AAR CCS 3-11-2025 | SC-1 |
| Gloucester High School Parking, Athletic Field, & Tennis Court Expansion | Expansion/relocation of parking areas, athletic fields, and tennis courts | Along Short Lane, east of the intersection with Route 17 (32-58C) RPC- 33056 | AAR CCS 8-26-2024 | SC-1 |
| Gloucester Mathews Humane Society | Expansion of the existing animal shelter | Along South Jackson Lane, south of Sutton Road (32-208) RPC- 17446 | Approved 3-5-2025 LDP 3-20-2025 | SC-1 |
| Mike's Tire | Expansion of parking area for automobile repair and towing | Along Route 17 N., at the intersection with Lakeside Drive (45-380A, 385) RPC- 19298 | AAR CCS 3-18-2025 | B-1 |
| O'Reilly Auto Parts | Construction of an auto parts store | Along Walton's Lane, north of the intersection with West Main Street (32-17N) RPC- 44844 | UCR Received 6-16-2025 | B-1 |
| Patriot's Walk Phase II- Amendment | Residential- 79 lot phase, 214 lot subdivision | Route 3/14 S., near Ware Neck (26D(1)-3-1, 26D(1)-C, I, J, K, L) RPC- 42798 | Approved 7-24-2024 LDP 8-30-2024 | SC-1 |
| Patriot's Way | Residential- 39 lot subdivision | Patrick Henry Way, adjacent to the Patriot's Walk Subdivision (26-35E) RPC- 13991 | AAR CCS 10-29-2024 | SC-1 |
| Ram's Convenience Store | Conversion of bank to a gas station and convenience store | Intersection of Route 17N and Jordon Road (51-209) RPC- 20644 | Approved 4-8-2025 | B-1 |
| The Reserve at Gloucester Village (The Villages of Gloucester)- Phase 2 | Residential (141 single-family lots and 71 townhouse lots) | Along Route 17S, south of the intersection with Burleigh Road (31-102) RPC- 16480 | AAR CCS 6-24-2025 | PUD-1, conditional |
| Ryan's Run Amendment | Amendment to approved site plan for 11 lot subdivision | Along Belroi Road, northeast of the intersection with Hickory Fork Road (30L(1)-1 through 30L(1)-11) RPC- 44550 | Approved 2-25-2025 LDP 8-23-2018 | SC-1 |
| Sheetz | Convenience store with gas pumps | Intersection of Route 17N and Zandler Way (39-201, 208) RPC- 29093 | AAR CCS 5-12-2025 | B-1, conditional |
| Shephard's Way Apartment | Construct multi-family building | Intersection of Route 17N and Belroi Road (32A1(1)-3) RPC- 35149 | AAR CCS 8-5-2024 | MF-1 |
| The Shops at Tidemill | Expansion of parking lot for shopping center | Along Route 17S, south of the intersection with Tidemill Road (51E(2) Bk B-1, 2, 3, A, B, C, D) RPC- 28904 | AAR CCS 5-29-2025 | B-1 |

Note: To view each location, visit: <http://gis.gloucesterva.info/>

Note: Approved items will be taken off the list once a Final Certificate of Occupancy (CO) is granted

Note: Plan approval is valid for 5 years

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Last updated: June 27, 2025

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June 2025 Development Plan Status

2

| <u>Site/Development Plan</u> | <u>General Description/Use</u> | <u>Location/Tax Map #</u> | <u>Status</u> | <u>Zoning</u> |
|--|--|---|---|---------------------------|
| Swiss Legacy Development Plan Amendment | Amendment to approved Development Plan to revise site lighting arrangement | Behind Beckwith Farms connected to Beckwith Drive (Rte. 1095) (51-232, 248, 249) RPC- 12613 | Approved 7-29-2024 LDP 8-15-2023 | SF-1 |
| Verizon Wireless- Figg Shop (Co-Location) | Construct monopole cell tower | Along Indian Rd. near Beaverdam Park (18-57) RPC- 22791 | Approved 10-23-2024 LDP 2-21-2025 | RC-1 |
| Ware Academy Phase 2 Amendment | Amendment to site plan for expansion of the existing school building to include additional educational areas | At the intersection of Route 3/14 and Indian Road (25-135) RPC- 10016 | Approved 8-27-2024 LDP 5-23-2024 | SC-1 |
| Winterberry Solar Amendment | Amendment to the approved Site Plan for a 20 MW Solar Energy Facility conditional to CUP-20-02 | Along Nursery Lane, west of the intersection with Route 17S (39-6, 7, 7A, 8C) RPC- 26891 | Approved 11-14-2024 LDP 5-17-2022 | SC-1, CUP-20-02 |
| Achilles Open Broadband | Broadband tower | Behind Achilles Elementary, along Guinea Road (52-519) RPC- 23815 | Approved 11-1-2023 | SC-1 |
| Art Colony | Artist studios with 4 accessory residential units | East side of Botetourt Avenue, south of Main Street (32A2(2)BK F-81, 82, 83, 86) RPC- 15510 | AAR CCS 8-24-2020 | B-2 |
| Baylor Medical- Amendment | Medical Office | Route 17S., across from Riverside Walter Reed Hospital (24-120) RPC- 33048 | AAR CCS 9-29-2020 LDP 1-11-2013 | B-1 |
| Brent & Becky's Open Broadband | Broadband tower | Behind Brent & Becky's Bulbs, along Daffodil Lane (26-70A) RPC- 27915 | Approved 11-9-2023 | B-2 |
| Burger King | Addition of second drive-thru lane to existing restaurant | Intersection of Route 17S and First Fox Street (32-20) RPC- 24114 | AAR CCS 9-24-2021 | B-1 |
| Care-A-Lot Pet Supply | Retail pet supply store | Along Route 17N at the intersection of Route 17 and Providence Road (45-531) RPC- 13630 | AAR CCS 6-10-2022 | B-1 |
| Carvers Creek Solar Phase 1 Amendment | Amendment to Phase 1 of 150 MW Utility Scale Solar Energy Facility | Along Route 17 and Glenns Road (24 Parcels, 04-50) RPC- 12536 | Approved 4-30-2024 LDP 4-19-2023 | RC-1 |
| Carvers Creek Solar Phase 2 Amendment | Amendment to Phase 2 of 150 MW Utility Scale Solar Energy Facility | Along Route 17 and Glenns Road (24 Parcels, 04-50) RPC- 12536 | Approved 5-1-2024 LDP 10-16-2024 | RC-1 |
| Classic Car Café | Deli - Sandwich and fountain drinks (Renovation of existing building) | Intersection of John Clayton Mem Hwy and Burkes Pond Rd (20-32A, 32B) RPC-23870 | Approved 5-4-2009* | B-1 |
| Coleman's Crossing- Amendment | Residential & Business- 82 townhouse units and mixed-use business | Route 17 S., north of Crewe Road (45-120, 45Z(1)-Z) RPC-43966 | AAR CCS 10-19-2017* LDP 11-17-2010 | MF-1, B-2, conditional |
| Cow Creek Solar | 1 MW Solar Energy Facility conditional to CUP-20-03 | Southeast of Foster Road (25-120C) RPC- 12629 | AAR CCS 12-2-2022 | SC-1, CUP-20-03 |
| The Crossings at York River | Residential- 109 multi-family units | South of York River Crossing Shopping Center (51-78) RPC- 40099 | Approved 9-29-2017* LDP 10-2-2012 | RMX, conditional |

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|---|---|---|--|----------------------|
| Dollar General Gloucester (John Clayton) | Dollar General store | Intersection of John Clayton Mem Hwy and Burkes Pond Rd (20-32A, 32B) RPC-23870 | AAR CCS 2-9-2018* | B-1 |
| Dove Field Farms | Residential- 17 lot subdivision | Gum Fork Rd (38-43) RPC-26266 | Approved 4-22-2009* LDP 5-29-2024 | SC-1 |
| Dutton Fire Station 4 Open Broadband | Broadband tower | Next to Dutton Fire Station 4, along Dutton Road (11-34F) RPC- 27694 | Approved 11-1-2023 | RC-1 |
| Fiddler's Green Road Plan | Residential- 88 lot subdivision | Fiddler's Green Road (31-149) RPC- 21400 | Approved 7-25-2012* | SF-1, conditional |
| Fiddler's Green Pump Station | Pump station for subdivision | In the subdivision (31-149) RPC- 21400 | Approved 7-25-2012* | SF-1, conditional |
| Freeman Commercial Drive Thru Amendment | Amendment to drive-thru construction for a commercial business | Along Route 17 N, within the York River Crossing Shopping Center (51-68G) RPC- 30894 | Approved 1-16-2024 LDP 11-7-2018 | B-1 |
| Girl Scout Camp- Burkes Mill Pond | Cabin for Girl Scout camp | On Burkes Pond Rd along Burkes Pond (20-19) RPC- 34759 | Approved 9-6-2018* | C-2 |
| Glenns Food Mart | Expansion of the Glenns Food Mart for diesel pumps, a motel, and associated parking | At the corner of Route 17 S and Route 33 W (4-32, 32A, 33) RPC 13618 | AAR CCS 1-24-2024 | B-1 |
| Gloucester Toyota | Expanded outdoor display area | Route 17 N, north of the Gloucester Business Park (32-51A, 51B, 39-1) RPC- 41026 | AAR CCS 3-2-2016* | B-1, conditional |
| Haywood Development Amendment | Amendment to Haywood Floor Covering development | Intersection of Commerce Drive and Enterprise Court (39-8J) RPC- 33427 | Approved 9-14-2023 LDP 9-27-2023 | I-1 |
| Legacy Springs | Assisted living center | Route 17 N, south of the Lighthouse Worship Center (45-438) RPC- 30154 | AAR CCS 6-19-2019* | B-1 |
| Miller's Services Headquarters | Office location for Miller's Services | Intersection of Industrial Drive and Commerce Drive (39-8B) RPC- 41475 | AAR CCS 12-29-2023 | I-1 |
| New Life Ministry Center | Construction of a covered pavilion | Along Route 17 S, north of the intersection with Fields Landing Road (45-231A) RPC- 18035 | AAR CCS 6-24-2024 | B-1 |
| Oak Bridge Meadow Event Hall Barn | Event Venue pursuant to SE-17-05 | Off Woods Cross Road near the Beaverdam Swamp (16-77) RPC- 22028 | AAR CCS 3-20-2018* LDP 4-3-2018 | RC-1 SE-17-05 |
| Old Dominion Ice Company | Ice House/Parking | Route 17 N., at N-Out Food Mart (51A(3)BK B-62 thru 68, 68A) RPC- 42734 | Approved 8-28-2012* | B-1 |
| The Other Moving Company (TOMCO) | Retail and Storage Facility (After-the-fact Site Plan) | Route 17 N, south of Route 17-Brays Point Road intersection (45-532) RPC-27410 | AAR CCS 9-24-2015* | B-1 |
| Patriot's Walk Phase I Amendment | Residential- 79 lot phase, 214 lot subdivision | Route 3/14 S., near Ware Neck (26D(1)-2-2) RPC- 42798 | AAR CCS 8-19-2019* | SC-1 |

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|--|--|--|---|---------------------------|
| Patriot's Walk Phase IIIA | Residential- 79 lot phase, 214 lot subdivision | Route 3/14 S., near Ware Neck (26D(1)-3-1, 26D(1)-J) RPC- 42799 | AAR CCS 2-23-2019* | SC-1 |
| The Reserve at Gloucester Village (The Villages of Gloucester)- Phase 1 | Residential (28 single-family lots and 95 townhouse lots) and commercial | Along Route 17S, south of the intersection with Burleigh Road (32-34D, 36) RPC- 41259 | Approved 6-21-2023 LDP 11-22-2022 | PUD-1, conditional |
| River Club at Twin Island Amendment | Amendment to condominium section of the development (54 units) | Along Stokes Drive, southwest of the Abingdon Volunteer Fire & Rescue station (50S(1)-63, 64) RPC- 42211 | Approved 5-3-2024 LDP 12-16-2024 | PUD-1, conditional |
| Riverside Hayes Medical Center Parking Amendment | Amendment to approved site plan to expand parking lot | Along Route 17S, between intersections with Guinea Road and Tidemill Road (51E(4)-A) RPC- 35093 | Approved 4-30-2024 LDP 10-9-2024 | B-1 |
| Riverside Walter Reed Cancer Center- Amendment | Amendment to addition to existing medical center building | Within the Riverside Walter Reed Hospital Complex (11 Parcels, 24-127A) RPC-41587 | Approved 11-17-2023 LDP 12-13-2023 | B-1 |
| Riverside Walter Reed Wellness Center Parking Lot Expansion | Parking lot expansion | Within the Riverside Walter Reed Hospital Complex (24-127A, 127D, 127E, 127H) RPC- 43410 | AAR CCS 11-17-2017* | B-1 |
| Safe Harbor Self Storage Expansion | Expansion of the existing mini-storage (self-storage units) use onto the adjacent parcel | Along Route 17N, behind the 17 Plaza Shopping Center (45-389A) RPC- 11991 | Approved 1-13-2023 LDP 2-27-2024 | B-1 & I-1, conditional |
| Steider & Associates | Construct two office buildings | Along Steider Drive, west of Business Route 17 (32C(1)-16A, 17A, 35) RPC- 43460 | Approved 7-28-2022 | B-2 |
| Stillwater Landing- Roadway Plan | Roadway Plan for Stillwater Lane improvements within Stillwater Landing Subdivision | Along Stillwater Lane, southeast of the intersection with Farys Mill Road (17-22) RPC- 40557 | Approved 1-28-2022 | SC-1, conditional |
| Tractor Supply Site Plan Amendment | Amendment to the approved Site Plan for a drive through pick up area | Along Route 17 and Beehive Drive (32-181) RPC- 41250 | Approved 4-6-2021 | B-1 |
| Under The Stars | Event Venue conditional to CUP-20-01 | Along Dutton Road, north of the intersection with Harcum Road (11-16 (In Part)) RPC- 11136 | AAR CCS 2-8-2023 | RC-1 |
| Village Lane Condominiums | Residential- 12 condominium units | Next to Village Lanes & Hillside Cinema (32-277B) RPC-19636 | AAR CCS 4-18-2013* | MF-1, conditional |
| WaWa, Inc.- Hickory Fork | Amendment to existing site plan to modify diesel pumps facilities | Southern corner, intersection of Hickory Fork (Rte. 614) and Rte. 17 (39-109A) RPC-20958 | AAR CCS 4-15-2019* | B-1 |
| Wawa, Inc.- Tidemill | Gas station and convenience store | Northeastern corner, intersection of Tidemill (Rte. 641) and Route 17 N (51-81) RPC- 30084 | AAR CCS 2-13-2020* | B-1, conditional |
| Wells Fargo ATM at York River Crossing Shopping Center | Amendment to existing shopping center site plan to add a drive through ATM | Along Route 17N and Guinea Road (51-68) RPC- 26396 | Approved 2-9-2024 ZP 2-6-2025 | B-1 |
| Yorkshire Woods Subdivision | Residential- 9 lot Subdivision | Pinetta Rd (22-126A) RPC-32764 | Approved 1-09-2009* | SC-1 |

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GLOUCESTER COUNTY
Planning, Zoning & Environmental
Programs Department
6489 Main Street
Gloucester, VA 23061
(804) 693-1224
www.gloucesterva.info

TO: Planning Commission and Comprehensive Plan Steering Committee Members

FROM: Sean McNash, AICP, Planner II
Anne Ducey-Ortiz, AICP, Director of Planning, Zoning, and Environmental Programs

CC: Carol Steele, County Administrator
George Bains, Deputy County Administrator
Ted Wilmot, County Attorney

DATE: June 27, 2025 for July 10, 2025 Planning Commission Regular Meeting

RE: Comprehensive Plan Review

The Planning Commission (PC) and Comprehensive Plan Steering Committee will continue their review of the Comprehensive Plan at the Commission's July 10 Regular Meeting. This is a continuation of the Comprehensive Plan Update effort with these groups reviewing staff's analysis of the required revisions at the May and June Work Sessions. This review will continue at the July 10 Regular Meeting and July 17 Work Session and the PC, Steering Committee, and Board of Supervisors will discuss the results of these meetings at a Joint Meeting on August 19 in order to determine the next steps in the process.

Similar to previous months, the PC and Steering Committee will continue to review specific chapters of the Comprehensive Plan to determine what elements need to be revised (and what can remain as is) while more detailed review of the text updates to the document will occur at a later point in the update process. Staff has received input from a number of agencies, organizations, and committees and will incorporate this input into the meeting's presentation.

Following the June Work Session, the PC and Steering Committee completed their review of five of the Plan's nine chapters and nine of the Plan's ten Appendices. The upcoming Planning Commission meeting dates are as follows:

| Meeting | | | | Items Discussed |
|-----------|--|------------------------------|---------|--|
| Date | Type | Location | Time | |
| July 10 | Regular Meeting (with Steering Committee) | TC Walker Educational Center | 6:30 PM | Regular Business and Comprehensive Plan Update |
| July 17 | Work Session (with Steering Committee) | TC Walker Educational Center | 6:30 PM | Comprehensive Plan Update |
| August 7 | Regular Meeting (no Steering Committee) | TC Walker Educational Center | 6:30 PM | Public Hearing(s) and Regular Business |
| August 19 | Joint Meeting (with Board of Supervisors and Steering Committee) | TC Walker Educational Center | 6:00 PM | Comprehensive Plan Update |

Similarly, the upcoming schedule of items to be discussed will be as follows:

| Meeting | | | Items Discussed | |
|---|-----------|---------|-----------------------------------|---|
| Type | Date | Time | Chapter | Name |
| PC Regular Meeting (with Steering Committee) | July 10 | 6:30 PM | Chapter 7 | Natural Resources |
| | | | Chapter 8 | Cultural and Historic Resources |
| | | | Appendix J | 2022 Public Service Corporations and Public Utilities Amendment |
| PC & Steering Committee Work Session | July 17 | 6:30 PM | Chapter 6 | Community Facilities and Services |
| | | | Chapter 9 | Future Land Use |
| PC Regular Meeting (no Steering Committee) | August 7 | 6:30 PM | Joint Meeting Prep (if necessary) | |
| PC & BOS Joint Meeting (with Steering Committee) | August 19 | 6:00 PM | Summary of Proposed Revisions | |

Prior to the July 10 Regular Meeting, we request you briefly review the materials, which can be accessed at the following links:

- OneDrive Link (Word documents for downloading and editing): [2016 Comprehensive Plan Chapters \(PC Review\)](#)
- Comprehensive Plan Online PDF: [Planning & Zoning Online Comprehensive Plan](#)

As you review the materials, please continue to keep in mind that, at the July Regular Meeting, we will be reviewing the chapters generally to determine section by section (within each chapter) which sections should be included in the revisions and which sections can remain as is. The matrix of revisions (titled "Chapter Review Matrix") will continue to be in the OneDrive folder for your benefit as you review the chapters. In addition, staff noticed several Commissioners brought their 2016 Comprehensive Plan with them to the meeting so they could follow along with staff's presentation during the meeting, which worked well. Abigail reached out to the Steering Committee members to see if they would like a hard copy of the Comprehensive Plan for future meetings. The Planning Commissioners should already have a copy, but if not, please reach out to Abigail at 804-693-1224 if you want a hard copy.

Feel free to contact Anne Ducey-Ortiz or Sean McNash at 804-693-1224 should you have any questions prior to the meeting.

Project Size: 5.23 +/- acres

Magisterial District: York

Location: Along Marina Way (private) at the end of Starkey Drive (SR 1278)

Current Owner(s): Three Sheets Oyster Company, LLC (Daniel Lang, Applicant)

Current Zoning: SF-1, Residential Single Family within the Highway Corridor Development District (HCDD)

Requested Zoning: PUD-1, Planned Unit Development

Current Use: Marina and vacant residential dwelling

Purpose of Application: Rezone the property to permit 36 townhouse units with boat slips for individual residents through a Planned Unit Development (PUD).

Comp Plan Designation:

Future Land Use Map- Suburban High Density and Working Waterfront

Brief description: The applicant is seeking to rezone the property to the Planned Unit Development (PUD-1) District to develop 36 townhouse units, all of which are proposed to be located outside of wetlands, the RPA, and the 100 ft. RPA buffer. In addition, the applicant also proposes to establish boat slips adjacent to the property within Sarah's Creek for the individual residents of the development. Voluntary proffers have been submitted by the applicant regarding connection to public water and sewer, designing the site's entrance to VDOT's standards, and providing access through the property to two adjacent properties.

The PUD-1 District is intended to allow for more unique and flexible arrangements in site planning and development than permitted through land use requirements within other zoning districts. The applicant has submitted a PUD Ordinance, which will establish the zoning requirements for this development. However, where the PUD Ordinance does not describe a zoning requirement, the development is subject to the applicable requirements within the Zoning Ordinance.

PC Action required at the July 10, 2025 meeting:

Authorize staff to schedule the public hearing for the first available date once application review is complete.



Z-25-04

Comp Plan Designation:
Future Land Use Map – Suburban High Density
Gloucester Point/Hayes Village Development Area Plan –
 N/A

Brief description: The applicant is seeking to rezone the property from SF-1 (Single-family residential) to the MF-1 district to develop 120 townhome units on the proposed (combined) parcel as shown on the Conceptual Plan. All units/lots proposed within the development will be connected to public water and sewer.

Authorize staff to schedule the public hearing for the first available date once application review is complete.

